

6.0 Local Authority

6.1 Planning Statement

In consideration of this application reference has been made to the Local Development Policies.

- The proposals seek to achieve a high quality of design relating to policy DP24, which are of importance within the Covent Garden Conservation area relating to the local context.
- With no.21 of the proposal being a listed building, the proposals seek to make improvements in quality without affecting the immediate and local heritage adhered to in policy DP25. Demolition is kept to a minimum and proposed only to enhance the existing condition.
- The proposed glass balustrades aim to enhance the roofscape and improve upon the existing condition referred to in policy DP26.

6.2 Heritage

Number 21 Monmouth Street is the grade II listed property out of the proposals for 19A Monmouth Street apartment.

The listing of the building takes into account the typical architectural form of a 3-storey red-brick building with set-back mansard roof common within the Covent Garden area and London.

The history of the original late 17th century house and its listing consists of numerous applications and amendments with the approval of the additional mansard roof won on appeal on 19th February 2008 to result in the current configuration of the apartment.

The proposals make minor external material alterations to its rear elevation. The proposed glass sliding doors to the terrace create a better transition to the terrace and to the views of the varying roof configurations and terraces within close proximity.

Replacing the existing metal railings with a glass balustrade will improve the aesthetics of the roof terrace with the current metal railings representing more of an enclosure than a terrace. The change of material to glass will give a more residential identity to the terrace's residential use and will not affect the current scale and height of the terrace.

The principle for the replacement of single glazing to double glazing within the existing frames aims to improve the window performance whilst maintaining the same appearance, thus not affecting the visual impact to Monmouth Street and having no affect to the opposing blank walls to the rear.

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BRIMELOW McSWEENEY ARCHITECTS
26 Great Queen Street, Covent Garden
London WC2B 5BL
tel: 020 7831 7835